

**STAFF REPORT  
FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** DR-12-17

**HEARING DATE:** October 16, 2012

**REQUEST:** Opening Enlargement and Reduction, Porch Alterations

**APPROVAL**

**CRITERIA:** Community Development Code (CDC) Chapter 26, Historic Landmarks

**STAFF REPORT**

**PREPARED BY:** Sara Javoronok, Associate Planner

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Planning Director's Review 

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**EXECUTIVE SUMMARY**

The applicant is proposing to enlarge or reduce several openings on the side and rear facades and alter the front porch of the residence at 1562 Buck Street. These alterations are subject to the approval criteria in CDC Chapter 26, Historic Landmark.

The subject property is located on the south side of Buck Street between Holmes and Irving Streets. It is approximately two blocks east of the Bolton Fire Station. The residence was built c. 1900 and is a vernacular structure.

Staff finds that the applicant's proposal, supplemented with three conditions of approval, meets the applicable criteria. Therefore, staff recommends approval.

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## GENERAL INFORMATION

**APPLICANT/  
OWNER:**

Bonnie Mangene

**SITE LOCATION:**

1562 Buck Street

**LEGAL**

**DESCRIPTION:**

Clackamas County Assessor's Map 22E-30BB, Tax Lot 1400

**SITE SIZE:**

5,000 square feet

**ZONING:**

R-5, Single Family Residential Detached

**COMP PLAN**

**DESIGNATION:**

Medium Density Residential

**120-DAY PERIOD:**

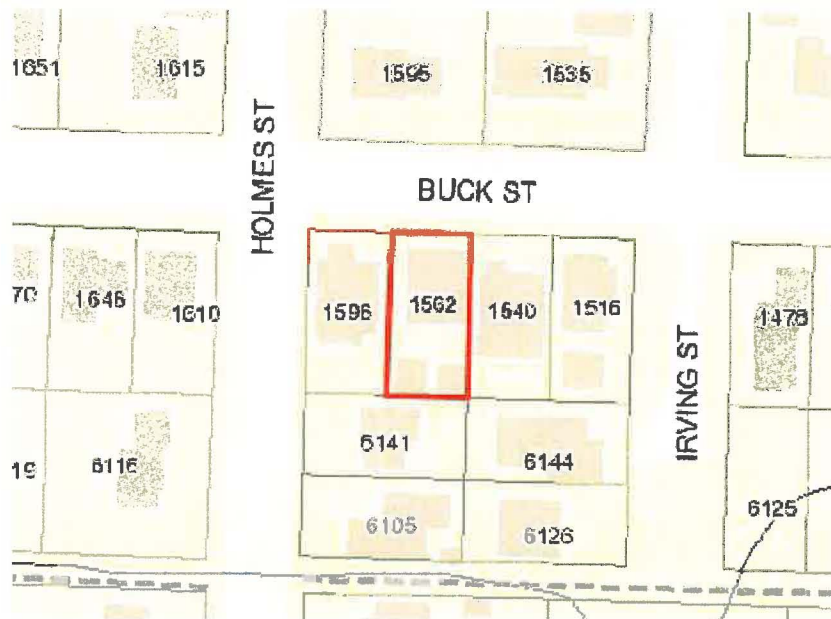
The application was complete on September 17, 2012. Therefore, the 120-day application processing period ends on January 15, 2013.

**PUBLIC NOTICE:**

Public notice was mailed to the Bolton Neighborhood Association and to affected property owners on September 28, 2012 and the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

## BACKGROUND

As previously noted, the subject property is located in the Bolton neighborhood on Buck Street between Holmes and Irving Streets.



Site Conditions. The property is an individually designated local landmark site. The lot currently accommodates a single family house, constructed c. 1900. There is also a detached garage on the site, which was constructed c. 1970. The property was included in the 1984 Clackamas County Cultural Resource Inventory (Clackamas County Inventory) and the 2009 Buck Street Survey. The survey forms are attached as Exhibit HRB-4.

The residence has a truncated hip roof with a fascia board. It is sided with shiplap and has an encircling front porch with turned posts. The windows are elongated 1/1 windows and have replacement sashes along with architrave molding. The front entry door is paneled with a transom window above, and architrave molding around it. (see following photos).

Prior to the establishment of the City of West Linn Historic Review Board, in 2008 the Clackamas County Historic Review Board reviewed a proposal for the addition of a second story to the rear of this residence. This proposal was submitted by a previous owner. Some work was completed on this project, including the construction of a staircase in the interior of the residence. The staff report and plans for this project are attached as Exhibit HRB-5.



*Front elevation (2009)*



*Front and side elevation (2009)*



*Front elevation (September 2012)*



*Front and side elevation (September 2012)*



*Rear elevation (2012)*



*Side elevation (2012)*



*Existing side elevation window (2012)*

**Project Description.** The applicant is proposing changes to the side and rear elevations of the structure. On the west elevation, the applicant proposes to remove the existing boarded window and install a smaller 2' square window. On the interior, a previous owner constructed stairs behind the boarded window for a planned second story (see Exhibit HRB-5 for the plans submitted as part of a prior application), consequently the window is no longer functional. On the rear elevation, which is an historic addition, the applicant proposes to remove the existing slider window and install a sliding door with sidelight windows. The applicant also wants to remove the existing door and replace it with siding to match the existing shiplap siding. On the east side elevation, the applicant plans to remove the existing windows, which currently have plexiglass, and replace them with siding to match the existing siding. The applicant also proposes to add a small 2' square window that matches the window on the west elevation.

For the porch, the applicant is proposing to enclose the existing turned posts to provide additional visual and physical weight. The applicant has also removed the balustrade, which appears in the 2009 Buck Street Survey photo, but does not appear to be in the Clackamas County Inventory; however, this could be due to the low quality of the image.

**Surrounding Land Use.** The parcel is surrounded by residential properties that are zoned R-5. The Bolton Fire Station, located off of Highway 43, is a few blocks away.

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential detached and duplex	R-5
East	Single-family residential detached and duplex	R-5
South	Single-family residential detached and duplex	R-5
West	Single-family residential detached and duplex	R-5



Public comments. To date, staff has not received any comments from the public.

## ANALYSIS

CDC Chapter 26, Historic Landmarks applies to this project, specifically Section 26.060(C) related to alterations and relocations. The project is generally consistent with the criteria; however, staff is recommending that the applicant install wood or fiberglass windows that would more closely match the original windows. Staff acknowledges that the historic windows have been removed and replaced with vinyl windows, but these replacements do not match the visual qualities of the originals and staff does not recommend continuing to use them.

The applicant is also proposing to physically and visually bolster the front porch columns. The columns appear to be historic and staff recommends retaining the existing columns or replacing them in kind rather than altering their appearance.

## RECOMMENDATION

Staff recommends approval of the application subject to the following conditions:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3, with the exception of modifications required by the following conditions.
2. Windows. The replacement window sashes shall be wood, fiberglass, or another material that exhibits similar visual qualities, subject to Planning Department approval.
3. Porch columns. The porch columns shall be the same size and shape of the historic columns.

## Notes to applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:
  - Public improvement permit: contact Pat in Engineering at (503) 723-5501 or [prich@westlinnoregon.gov](mailto:prich@westlinnoregon.gov)
  - Public works permit: contact Pat in Engineering at (503) 723-5501 or [prich@westlinnoregon.gov](mailto:prich@westlinnoregon.gov)
  - On-Site Utilities: contact the Building Division at (503) 656-4211, [jnomie@westlinnoregon.gov](mailto:jnomie@westlinnoregon.gov). (Electrical permits are through Clackamas County, not the City of West Linn.)
  - Building permit: contact the Building Division at (503) 656-4211, [jnomie@westlinnoregon.gov](mailto:jnomie@westlinnoregon.gov).
  - Final inspection, for occupancy: Call the Building Division's Inspection Line at (503) 722-5509.

# APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-12-17

## CHAPTER 26, HISTORIC LANDMARKS

### 26.060 ALTERATION AND DEVELOPMENT CRITERIA

*A. Purpose. It is the intent of this section to provide for an appropriate level of review for a proposed alteration to an historic landmark, and proposed development on a site containing an historic landmark, as well as to provide criteria ensuring effective and efficient review of such proposed alteration and development.*

...

*C. Alterations and relocations. The Historic Review Board shall review all proposed relocations and all alterations which exceed a "minor" status under subsection B of this section. A request for a relocation or alteration permit under this provision shall be made on the appropriate application form provided by the Department of Planning and Development. Review and approval of an application shall be based on findings of adherence to the following criteria:*

*1. Retention of original construction. Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.*

**FINDING 1:** The applicant is proposing to remove or enlarge several openings on the structure and alter the front porch columns. In terms of the openings, they are on secondary facades and a rear addition, and are not easily visible from the public right-of-way. Their removal or alteration would not significantly impact the character of the structure. In addition, the historic windows have been replaced with vinyl windows and with recommended Condition of Approval 2, the applicant would install wood or other windows with visual qualities that would more closely match the originals, which would return some of the original character to the structure.

The porch columns appear to be historic elements on the structure. They both appeared on the 1984 and 2009 historic resource inventories (Exhibit HRB-4). Staff considers these to be character defining features of the vernacular residence and recommends repair and replacement in-kind rather than altering their appearance, which is addressed in recommended Condition of Approval 3.

*2. Time period consistency. Structures shall be recognized as products of their own time. Alterations which have no historical basis or which seek to create an earlier appearance shall be avoided.*

**FINDING 2:** The applicant is proposing to replace the porch columns. Staff recommends retaining this feature. This is addressed in the recommended Condition of Approval 3.

*3. Visual integrity/style. Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored as far as is practicable.*

**FINDING 3:** The proposed changes to the openings, with the addition of Condition of Approval 2, will not affect the visual integrity or style of the structure. The proposed changes are on secondary elevations and an historic addition, which are easily visible from the right-of-way. The proposed changes to the porch columns affect a distinctive stylistic feature and in recommended Condition of Approval 3 staff recommends repair or replacement in-kind.

*4. Replacement or addition materials. Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary or an addition is proposed, new materials should match those of the original structure to the extent possible in composition, design, color, texture, and other visual qualities.*

**FINDING 4:** For the openings, and as noted above, with the recommended Condition of Approval 2, the alteration and replacement would be completed with doors and windows that match or have similar visual qualities to the originals. The reduction in the side window opening is due to it no longer being a functional window with the addition of the stairs. These changes would match the original structure to the extent possible in terms of design, color, and other visual qualities.

For the porch columns, and as noted above, with the recommended Condition of Approval 3, repair or replacement in-kind would be appropriate.

*5. Building height. Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a structure's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain overlay zone.*

**FINDING 5:** The applicant is not proposing to alter the building height, roof pitch, or foundation height. Not applicable.

*6. Horizontal additions. The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary construction for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door opening proportions of the structure.*

**FINDING 6:** The applicant is not proposing an addition. Not applicable.

7. *Windows. Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.*

**FINDING 7:** The applicant is proposing vinyl windows, which do not have the same visual qualities as wood windows. Staff addresses this in the recommended Condition of Approval 2.

8. *Restoration possible. Except where the building code precludes it, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure could be restored.*

**FINDING 8:** The proposed changes, with the recommended Conditions of Approval provide for alterations that do not change the essential form and integrity of the original structure. The criterion is met.

9. *Signs, lighting. Signs, lighting, and other appurtenances, such as walls, fences, awnings, and landscaping, shall be visually compatible with the scale and traditional architectural character of the historic building.*

**FINDING 9:** The applicant is not proposing lighting or signs. Not applicable.

## AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

### GENERAL

File No. DR-12-17

Applicant's Name

Bonnie Mangene

Development Name

Scheduled Meeting/Decision Date 10-16-12

**NOTICE:** Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

### TYPE A

- A. The applicant (date) \_\_\_\_\_
- B. Affected property owners (date) \_\_\_\_\_
- C. School District/Board (date) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_
- E. Affected neighborhood assns. (date) \_\_\_\_\_
- F. All parties to an appeal or review (date) \_\_\_\_\_

(signed) \_\_\_\_\_

(signed) \_\_\_\_\_

(signed) \_\_\_\_\_

(signed) \_\_\_\_\_

(signed) \_\_\_\_\_

(signed) \_\_\_\_\_

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) \_\_\_\_\_

(signed) \_\_\_\_\_

City's website (posted date) \_\_\_\_\_

(signed) \_\_\_\_\_

### SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**NOTICE:** Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

### TYPE B

- A. The applicant (date) 9-28-12
- B. Affected property owners (date) 9-28-12
- C. School District/Board (date) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 9-28-12

(signed) S. Shroyer

(signed) S. Shroyer

(signed) \_\_\_\_\_

(signed) \_\_\_\_\_

(signed) S. Shroyer

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 9-28-12

(signed) S. Shroyer

**STAFF REPORT** mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**FINAL DECISION** notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

MEYERS PATRICIA R  
PO BOX 384  
PORTLAND, OR 97207

RODICH LALIT KRISTINA  
2165 RIVER HEIGHTS CIR  
WEST LINN, OR 97068

STONEKING SCOTT L  
17805 OATFIELD RD  
GLADSTONE, OR 97027

MAUCK DUSTIN  
1540 BUCK ST  
WEST LINN, OR 97068

RECONTRUST COMPANY  
400 COUNTRYWIDE WAY  
SIMI VALLEY, CA 93065

LEE DONNIE & CARRIE  
1596 BUCK ST  
WEST LINN, OR 97068

GARTNER GERDA F  
6270 IRVING ST  
WEST LINN, OR 97068

LAIRSON KATHLEEN  
6126 IRVING ST  
WEST LINN, OR 97068

KEMP DEBRA LUCILLE  
6144 IRVING ST  
WEST LINN, OR 97068

STEVE GARNER  
BHT NA PRESIDENT  
3525 RIVERKNOLL WAY  
WEST LINN OR 97068

SALLY MCLARTY  
BOLTON NA PRESIDENT  
19575 RIVER RD # 64  
GLADSTONE OR 97027

ALEX KACHIRISKY  
HIDDEN SPRINGS NA PRESIDENT  
6469 PALOMINO WAY  
WEST LINN OR 97068

JEF TREECE  
MARYLHURST NA PRESIDENT  
1880 HILLCREST DR  
WEST LINN OR 97068

BILL RELYEA  
PARKER CREST NA PRESIDENT  
3016 SABO LN  
WEST LINN OR 97068

ANTHONY BRACCO  
ROBINWOOD NA PRESIDENT  
2716 ROBINWOOD WAY  
WEST LINN OR 97068

KEN PRYOR  
SAVANNA OAKS NA VICE PRES  
2119 GREENE ST  
WEST LINN, OR 97068

ED SCHWARZ  
SAVANNA OAKS NA PRESIDENT  
2206 TANNER DR  
WEST LINN OR 97068

TRACY GILDAY  
SKYLINE RIDGE NA PRESIDENT  
1341 STONEHAVEN DR  
WEST LINN OR 97068

TROY BOWERS  
SUNSET NA PRESIDENT  
2790 LANCASTER ST  
WEST LINN OR 97068

BETH SMOLENS  
WILLAMETTE NA PRESIDENT  
1852 4TH AVE  
WEST LINN OR 97068

ALMA COSTON  
BOLTON NA DESIGNEE  
PO BOX 387  
WEST LINN OR 97068

SUSAN VAN DE WATER  
HIDDEN SPRINGS NA DESIGNEE  
6433 PALOMINO WAY  
WEST LINN OR 97068

KEVIN BRYCK  
ROBINWOOD NA DESIGNEE  
18840 NIXON AVE  
WEST LINN OR 97068

DOREEN VOKES  
SUNSET NA SEC/TREAS  
4972 PROSPECT ST  
WEST LINN OR 97068

MANGENE BONNIE  
1562 BUCK ST  
WEST LINN, OR 97068

WEST LINN CHAMBER OF  
COMMERCE  
1745 WILLAMETTE FALLS DR  
WEST LINN OR 97068

**MAILED**  
9-28-12 38

**CITY OF WEST LINN HISTORIC REVIEW BOARD**  
**PUBLIC HEARING NOTICE**  
**FILE NO. DR-12-17**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, October 16, 2012, at 7:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for the enlargement and reduction of window and door openings at 1562 Buck Street (Tax Lot 1400 of Assessor's Map 22E30BB). The hearing will be based upon the provisions of Chapter 26 of the West Linn Community Development Code (CDC). Approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

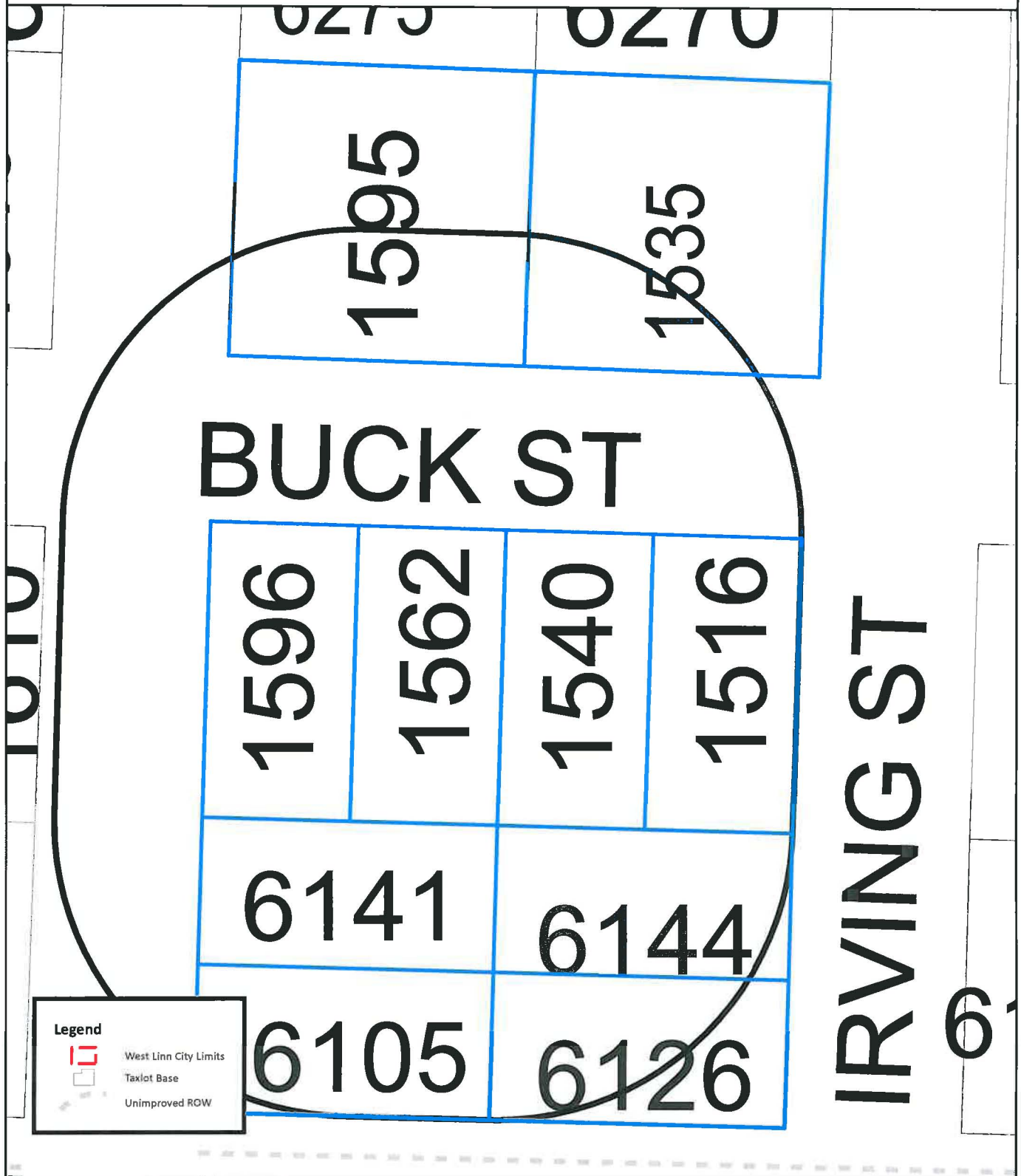
You have received this notice because you own property within 100 feet of this property or as otherwise required by the CDC. See the attached 100-foot radius map.

All documents and applicable criteria for DR-12-17 are available for inspection, at no cost, at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1562-buck-street-class-1-design-review-proposed-exterior-window-and-door-alterations>, or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 722-5512, or [sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov).

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER  
Planning Administrative Assistant

# 1562 Buck Street 100' Buffer



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.  
Taxlot Base Source: Clackamas County GIS

NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 3-24-2011

User Name:  
Map Creation Date: Sep 26, 2012

## PUBLIC NOTICE CHECKLIST

FILE NO.: 02-12-17 SITE ADDRESS: 1562 Buck St.

PROJECT MANAGER: Sara Javoronik DATE: 9/25/12

MAILING DEADLINE DATE 14-day or 20-day (circle one): 10/2/12

PUBLISH IN LOCAL PAPER (10 days prior): Yes \_\_\_\_\_ No X

MEETING DATE: 10/16

### SEND TO (check where applicable):

Applicant: Name: Bonnie Mangene Applicant Address: 1562 Buck St., WL

*If Applicant Representative or Owner to receive please list in others below:*

School District/Board \_\_\_\_\_

Metro \_\_\_\_\_

Tri-Met \_\_\_\_\_

Clackamas County \_\_\_\_\_

ODOT (if on State Hwy.  
or over 40 dwelling units) \_\_\_\_\_

Neighborhood Assn(s). \_\_\_\_\_

(please specify) Bottom + all

Division of State Lands \_\_\_\_\_

US Army Corps of Engineers \_\_\_\_\_

Stafford-Tualatin CPO \_\_\_\_\_

City of Lake Oswego \_\_\_\_\_

Dept. of Fish & Wildlife \_\_\_\_\_

Other(s): \_\_\_\_\_

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**Bonnie Mangene**  
**1562 Buck St**  
**West Linn, OR 97068**

September 14, 2012

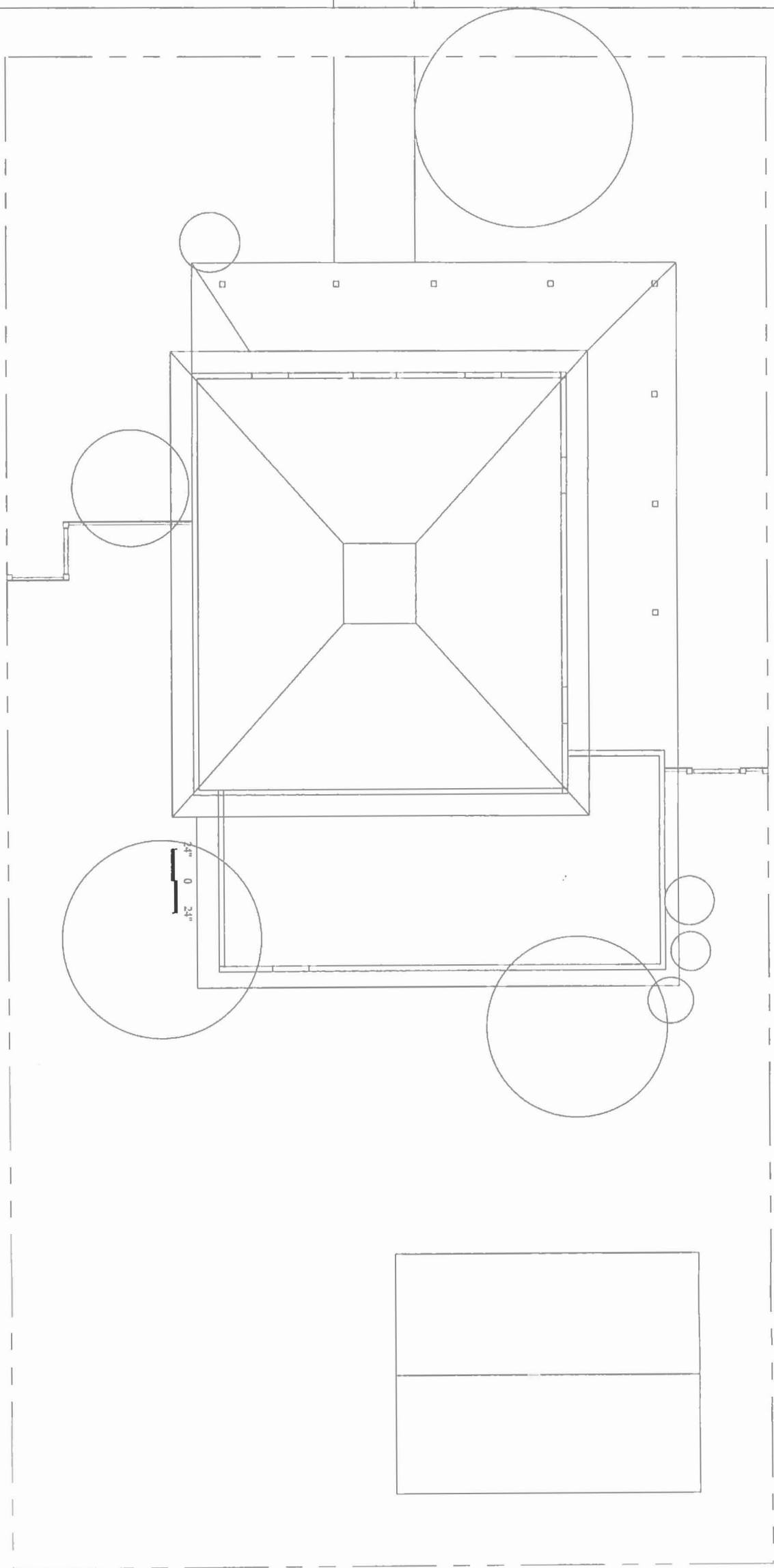
**Response to criteria in Section 26.060 C of the CDC**

1. **Retention of original construction.** I will not be destroying or removing distinguishing **original** qualities defining the structure's character. It is my goal to enhance that character. I will be removing the boarded up window that was removed by the previous owner. It is my intension of putting a window in that matches the windows in the home and trim that window to as closely match the existing original trim work as possible. Using similar siding to replace what is missing.
2. **Time period consistency.** There are no plans for alterations which have no historical basis or which seek to create an earlier appearance.
3. **Visual integrity/style.** We will be retaining the columns as structural elements on the front porch. However it is our intension to clad the 4" x 4" existing posts to give them more visual weight. Other planned alterations will not affect primary structural elements or examples of skilled craftsmanship.
4. **Replacement or addition materials.** All siding that is used will be in the character of the existing original siding whenever possible. The window and sliding patio door will be white vinyl to remain consistent with all the existing windows presently in the home.
5. **Building height.** There are no plans for any additions or alterations that affect the building height or foundation.
6. **Horizontal additions.** No horizontal additions are planned.
7. **Windows.** All planned alterations involve windows and doors. On the west side of the home is the discussed window above (#1). A staircase inside the home built by the previous owner necessitates the use of a smaller window (see elevation). On the east side of the

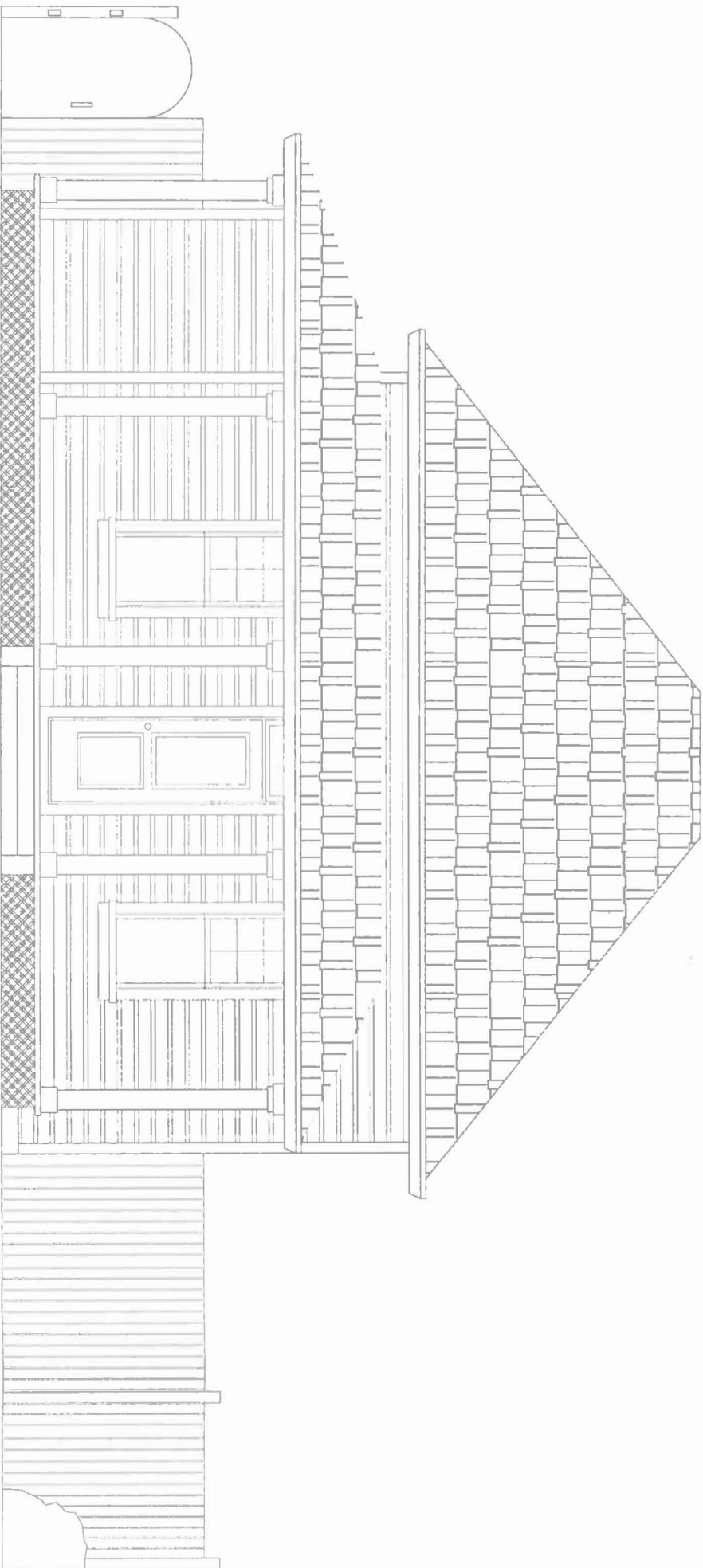
house are three pieces of plexiglas in what was a mud room. They are planned to be removed and replaced with wood siding as the mud room becomes part of the bathroom. The windows on the east and west faces of the home can be seen from the street, however, there will be 6' fencing and enhanced landscape plantings that will greatly reduce visibility from the street (see elevations). On the back of the home we are planning to remove the mud room door and replace with siding and remove the existing 5' vinyl window and install a 5' vinyl patio door to provide access to the yard and garden. The patio door will be flanked on either side with 18" vinyl windows (see elevation). All windows that exist in the home are vinyl except for the three pieces of plexiglas that are yellowed with age.

8. **Restoration possible.** All alterations to the structure are of a nature that can be removed and restored in the future. However, I do not believe that any of the planned improvements negatively impact the essential form or integrity of the original structure.

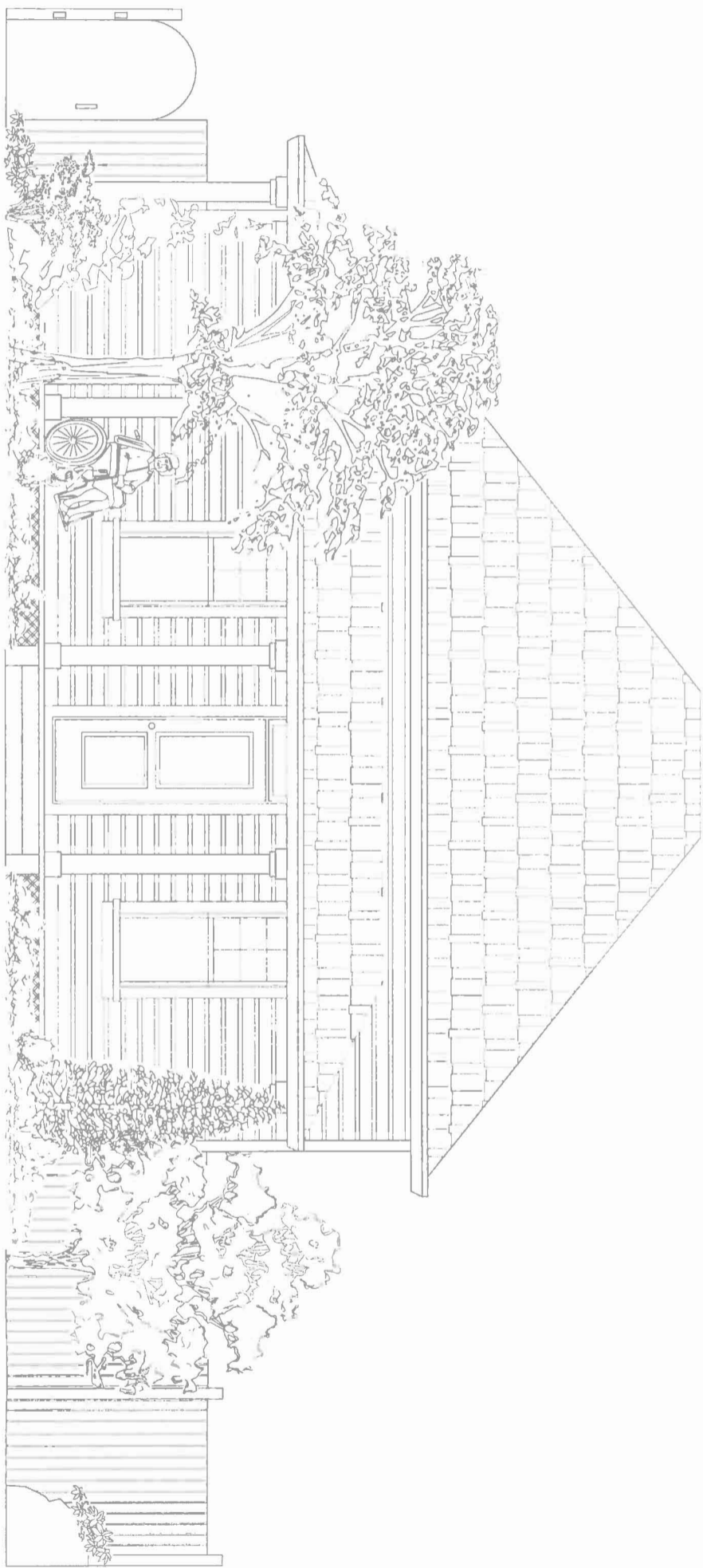
Site Plan - 1562 Buck St West Linn, OR  
Owner/Designer: Bonnie Mangene (971)221-0194  
September 2012



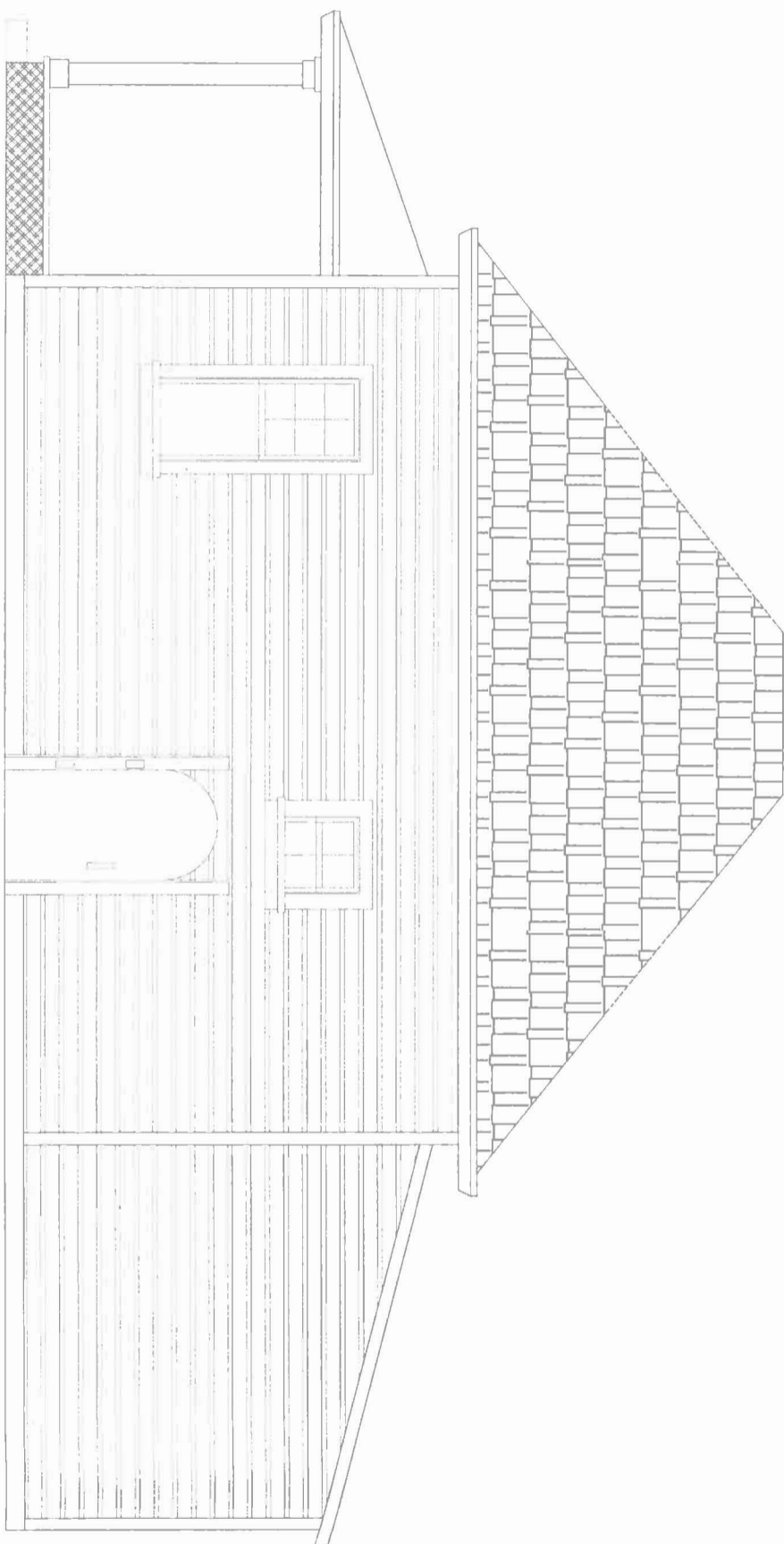
1562 BUCK STREET  
FRONT ELEVATION



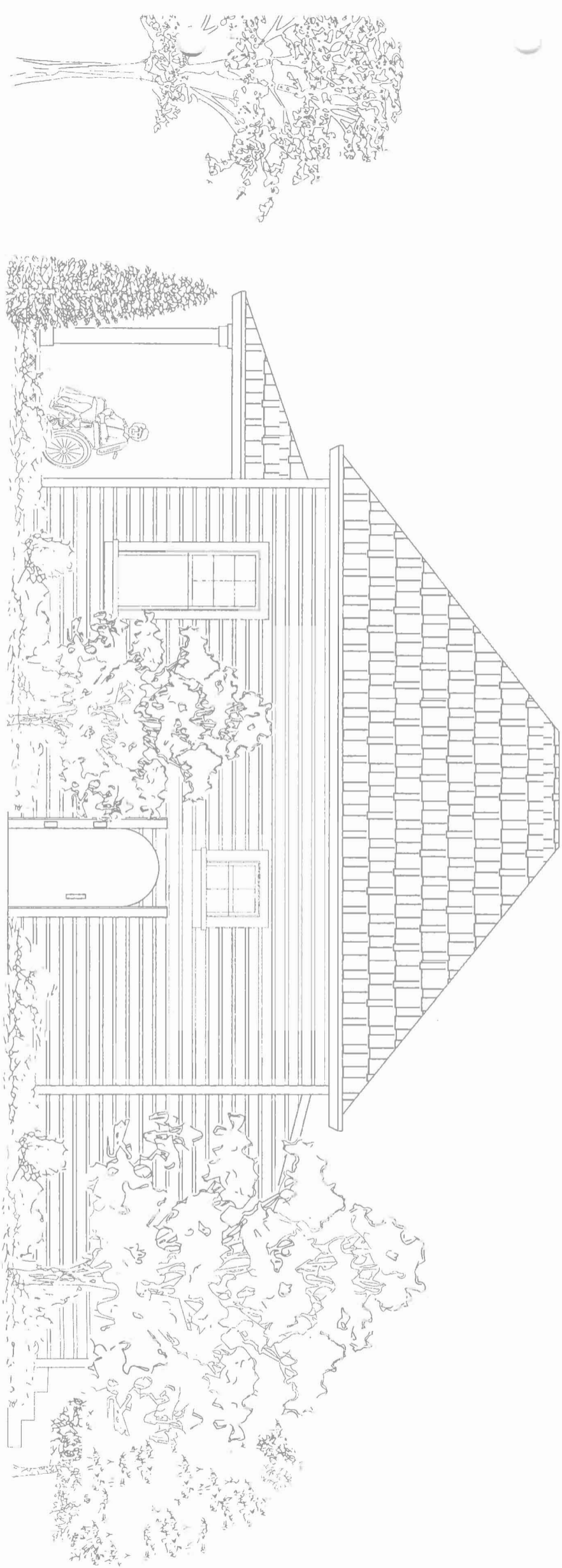
1562 BUCK STREET  
FRONT ELEVATION  
ILLUSTRATIVE



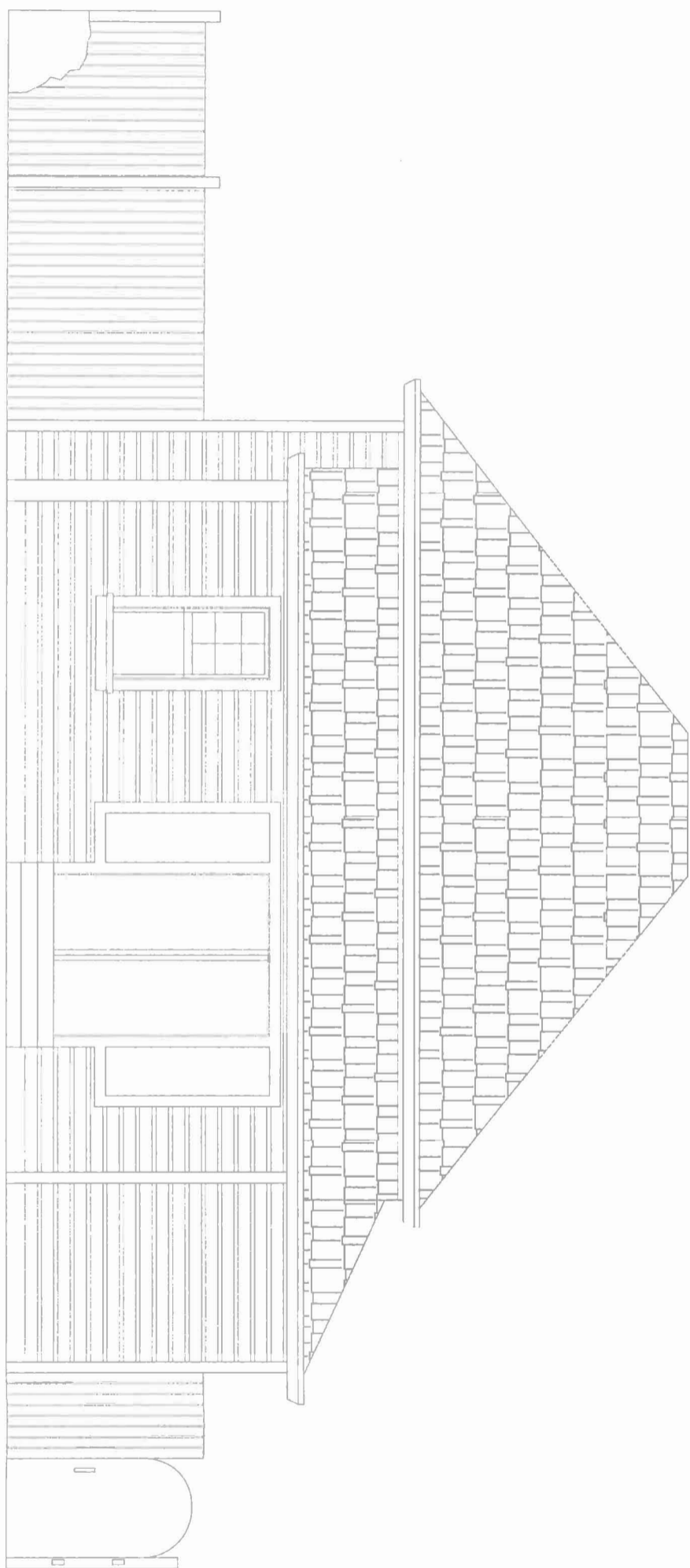
1562 BUCK STREET  
NORTH ELEVATION



1562 BUCK STREET  
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ILLUSTRATIVE



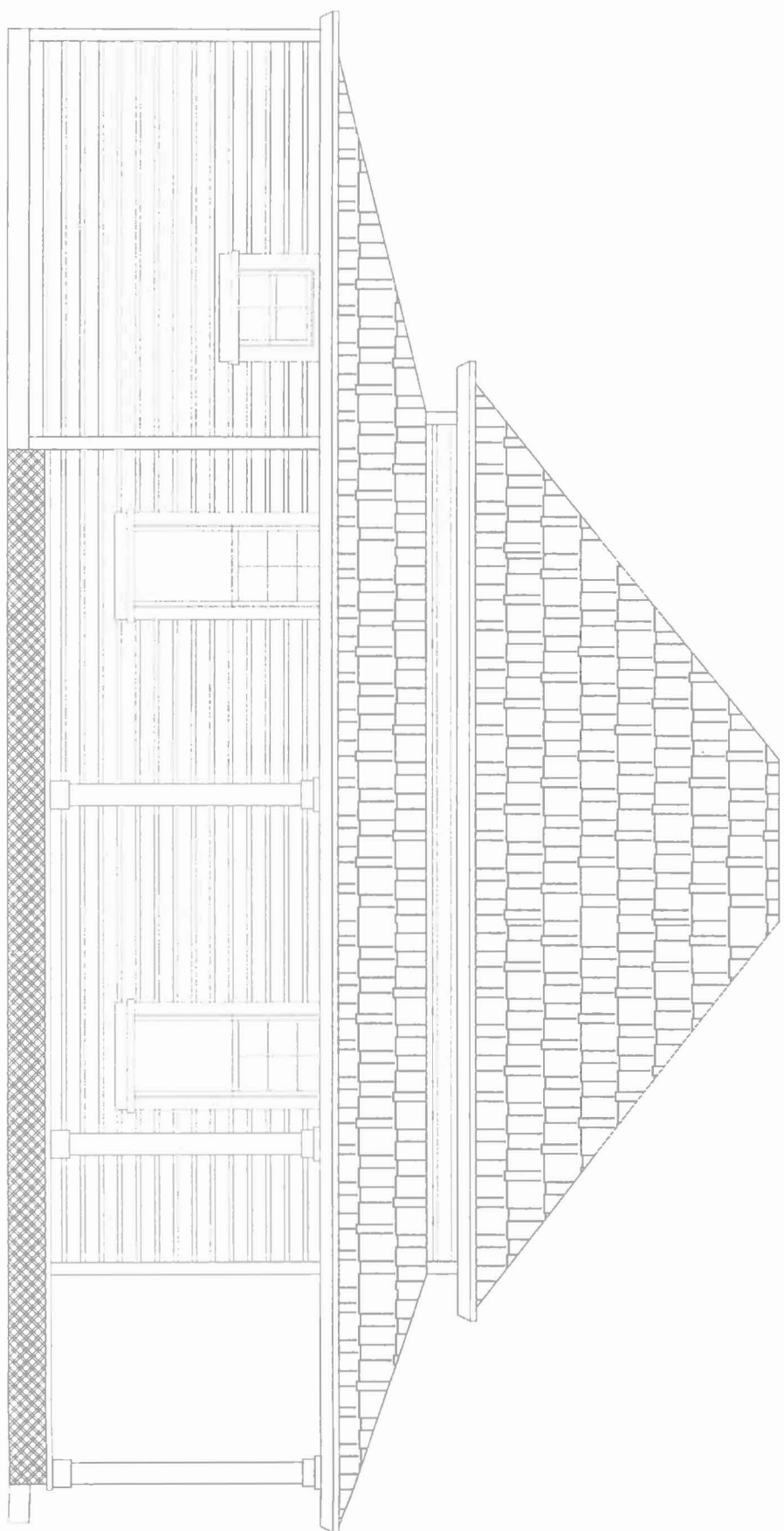
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REAR ELEVATION



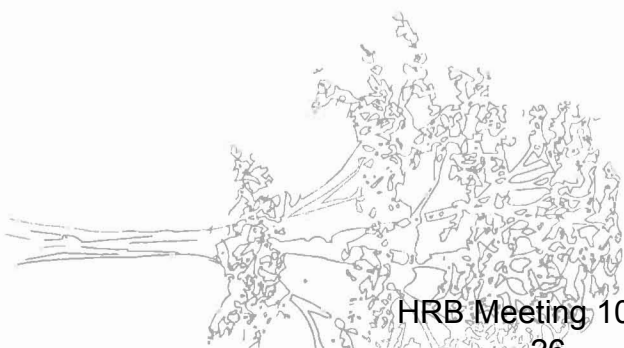
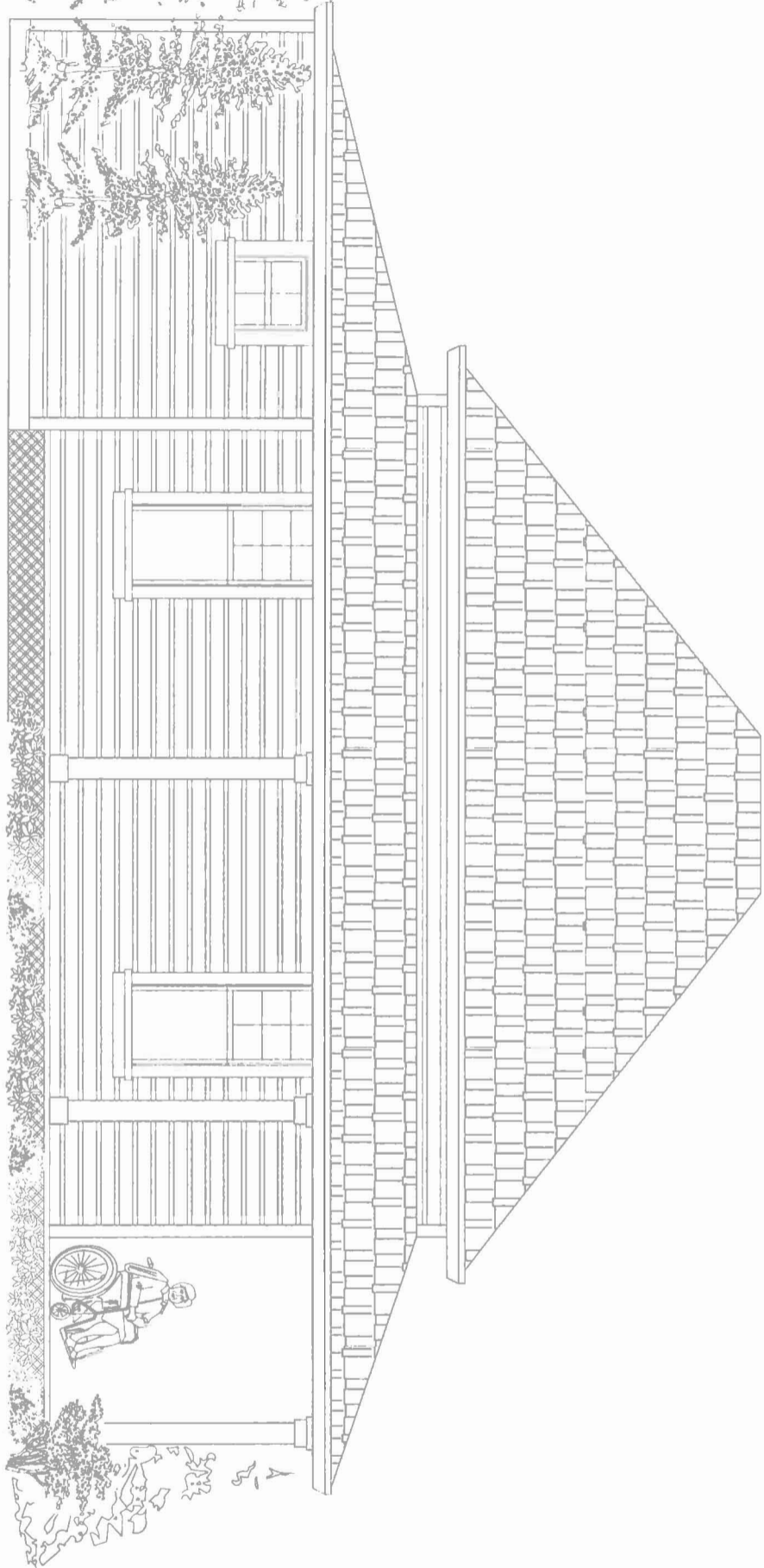
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1562 BUCK STREET  
SOUTH ELEVATION



1562 BUCK STREET  
SOUTH ELEVATION  
ILLUSTRATIVE



## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Sara Tavoronok</i>	PROJECT NO(S). <i>DR-12-17</i>	
NON-REFUNDABLE FEE(S) <i>\$100-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>\$100-</i>

### Type of Review (Please check all that apply):

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX)                      | <input checked="" type="checkbox"/> Historic Review                       | <input type="checkbox"/> Subdivision (SUB)                               |
| <input type="checkbox"/> Appeal and Review (AP) *              | <input type="checkbox"/> Legislative Plan or Change                       | <input type="checkbox"/> Temporary Uses *                                |
| <input type="checkbox"/> Conditional Use (CUP)                 | <input type="checkbox"/> Lot Line Adjustment (LLA) */**                   | <input type="checkbox"/> Time Extension *                                |
| <input type="checkbox"/> Design Review (DR)                    | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR)                                  |
| <input type="checkbox"/> Easement Vacation                     | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures           | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities    | <input type="checkbox"/> Planned Unit Development (PUD)                   | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)    |
| <input type="checkbox"/> Final Plat or Plan (FP)               | <input type="checkbox"/> Pre-Application Conference (PA) */**             | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)      |
| <input type="checkbox"/> Flood Management Area                 | <input type="checkbox"/> Street Vacation                                  | <input type="checkbox"/> Zone Change                                     |
| <input type="checkbox"/> Hillside Protection & Erosion Control |   |  |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

### Site Location/Address:

*1562 Buck St  
West Linn, OR 97068*

Assessor's Map No.: *22 E 30BB*

Tax Lot(s): *1400*

Total Land Area: *5000 SF*

### Brief Description of Proposal:

*Remove windows and doors to replace or close up as necessary for improvements*

Applicant Name: *Bonnie Mangene*  
(please print)

Phone: *(971) 221-0194*

Address: *1562 Buck St*

Email:

City State Zip: *West Linn, OR 97068*

*bonnie.mangene@hotmail.com*

Owner Name (required): *SAME AS ABOVE*  
(please print)

Phone:

Address:

Email:

City State Zip:

Consultant Name: *N/A*  
(please print)

Phone:

Address:

Email:

City State Zip:

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.  
One (1) complete set of digital application materials must also be submitted on CD in PDF format.  
If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

*Bonnie Mangene* *9/14/12*  
Applicant's signature Date

Owner's signature (required)

Date

# Oregon Historic Site Form

Bremer, Bertha, House  
1562 Buck St  
West Linn, Clackamas County

## LOCATION AND PROPERTY NAME

address: 1562 NE Buck St ☐ apprx. addr

West Linn ☐ vcnt Clackamas County

### Optional Information

assoc addresses:  
(former addresses, intersections, etc.)

location descr:  
(remote sites)

historic name: Bremer, Bertha, House

current/  
other names:

block nbr: \_\_\_\_\_ lot nbr: \_\_\_\_\_ tax lot nbr: \_\_\_\_\_

township: 2 S range: 2E section: 0 1/4: \_\_\_\_\_

zip: \_\_\_\_\_

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

elig. evaluation: eligible/contributing

primary constr date: 1900 (c. ☒) secondary date: \_\_\_\_\_ (c.) ☐  
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: \_\_\_\_\_

primary style: Vernacular

secondary style: Vernacular

primary siding: Horizontal Board

secondary siding: \_\_\_\_\_

plan type: \_\_\_\_\_

total # eligible resources: 1 total # ineligible resources: \_\_\_\_\_

NR status: \_\_\_\_\_

NR date listed: \_\_\_\_\_ (indiv listed only; see  
Grouping for hist dist)

orig use comments: \_\_\_\_\_

prim style comments: \_\_\_\_\_

sec style comments: \_\_\_\_\_

siding comments: \_\_\_\_\_

architect: \_\_\_\_\_

builder: \_\_\_\_\_

comments/notes:

## GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: West Linn - Buck Street Neighborhood RLS 2008, 2009  
West Linn RLS 2008, 2008

Survey & Inventory Project

Survey & Inventory Project

farmstead/cluster name: \_\_\_\_\_

external site #: \_\_\_\_\_  
(ID# used in city/agency database)

## SHPO INFO FOR THIS PROPERTY

NR date listed: \_\_\_\_\_

ILS survey date: \_\_\_\_\_

RLS survey date: 8/14/2009

Gen File date: \_\_\_\_\_

106 Project(s)



North elevation

# Cultural Resource Survey Form:

CLACKAMAS COUNTY

I. D. NUMBER WL-30-B2

## PHOTO INFORMATION:

ROLL: XXVIII

FRAME: 0

STUDY AREA: WEST LINN

LEGAL: T. 2S R. 2E SEC. 30BB

TAX (LOTS): 1400

ZONE SIZE .11

## IDENTIFICATION:

COMMON/HISTORICAL NAME: BERTHA BREMER HOUSE

ADDRESS: 1562 N.E. Buck Street

AREA: WEST LINN

CURRENT OWNER: HOWARD W. BOTTEMILLER

USE: Residence

OWNER'S ADDRESS: Same West Linn 97068

ORIGINAL OWNER: Bertha Bremer

USE: Residence

AREA OF SIGNIFICANCE: TOWN: X COUNTY: CITY: NATION:

## HISTORIC INTEREST:

THEME: Architecture - 19th Century

DATE: c. 1904

DESCRIPTION:

## ARCHITECTURAL INTEREST:

STYLE: Vernacular

STORIES: 1

DATE: c. 1904 CONDITION: Good

ARCHITECT:

SIDING: Wide shiplap corner boards.

ROOF: Truncated hip roof with fascia board.

DOORS: Paneled and glazed with transom window and architrave molding.

WINDOWS: Elongated 1/1 double-hung window with architrave molding.

MAIN ENTRANCE: Encircling porch with hip roof, supported by turned posts (no balustrade)

## NOTES:



## BIBLIOGRAPHY:

DATE: 1/4/84

RECORDER: Pinger/Altier

# **FINAL DECISION NOTICE**

**FILE NO. DR-08-04**

## **IN THE MATTER OF A HISTORIC LANDMARK HOUSE REMODEL AT 1562 BUCK STREET**

At their meeting of April 30, 2008, the Clackamas County Historic Review Board (HRB) held a public hearing to consider the request by Scott Streitberger to remodel a house at 1562 Buck Street. The bulk of the remodeling involves an addition at the rear of the hipped roof home. The remodel will be essentially unseen from Buck Street. The applicant also proposed a chimney and doubling up two windows (adding a second identically dimensioned window next to each of the two windows on the first floor front elevation). The decision was based upon the approval criteria of Chapter 26 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

Staff made a brief presentation. The applicant provided comments. The public hearing was opened. There was no public testimony. The public hearing was closed.

In discussion, all HRB members declared support for the rear remodel. The discussion focused upon the chimney which was proposed to have a wood chase. The HRB found that a brick or faux brick or stone chimney would be period appropriate. The applicant agreed. The applicant also request doubling the windows on the front elevation. The HRB agreed that the windows would not compromise the front "mass to void" ratio nor would they compromise the essential element of the house: the roof form. The additional windows would also bring more light into the living room. A motion was made, seconded and unanimously approved to approve the application as submitted with the following conditions:

1. The chimney shall be brick or a faux brick or stone appliqué. The chimney cap shall be of a simple design.
2. The two existing front windows on the front elevation may be doubled up with new identically proportioned windows so they are side by side. New windows shall be wood framed or wood clad with minimum four inch wide trim.
3. House trim shall be painted a contrasting color (e.g. white) to the body color and shall be approved by Planning Director.
4. Light fixtures on the addition shall not create off-site glare.
5. All siding will be horizontal and eight inches wide at least.
6. The new garage must be less than 500 square feet in size and less than 15 feet tall to ridgeline in order to have the 3 foot rear and side setbacks.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into

the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.

  
\_\_\_\_\_  
PETER SPIR, ASSOCIATE PLANNER  
CITY OF WEST LINN

5-1-08  
\_\_\_\_\_  
DATE

Mailed this 1 day of May, 2008.

Therefore, this decision becomes final at 5 p.m., May 15, 2008.

p:\devrvw\final decisions\HRB-fin dec.DR-08-04-BUCK

**City of West Linn  
PLANNING & BUILDING DEPT.  
LAND USE ACTION**

TO: West Linn/Clackamas County Historic Review Board

FROM: West Linn Planning Staff (Peter Spir, Associate Planner)

DATE: April 30, 2008 (hearing date)

FILE NO.: DR-08-04

SUBJECT: Remodel at the rear of Historic Landmark house at 1562 Buck Street.

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Planning Director BCA

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**SPECIFIC DATA**

**APPLICANT/  
OWNER:** Scott Streitberger, 11562 Buck Street, West Linn

**LOCATION:** same

**LEGAL  
DESCRIPTION:** Assessor's Map 22E 30BB, Tax Lot 1400

**ZONING:** R-5

**APPROVAL  
CRITERIA:** CDC Section 26.060

**PUBLIC  
NOTICE:** This is a Type C land use application. All property owners within 100 feet were notified on April 16, 2008. The applicant received notice on the same date, as did the Willamette Neighborhood Association.

**BACKGROUND**

The single storey house is described in the 1984 Clackamas County Cultural Resource inventory as the *Bertha Bremer House*. It was built in 1904. It includes wide shiplap corner boards, truncated hip roof with fascia board. Features also include paneled and glazed transom windows and architrave molding. The main entrance has a wide encircling porch with hip roof supported by turned posts. Strengthening the value of this house is the fact that two doors east at 1516 Buck Street is a similar single storey hipped roof home in good repair. The two homes compliment and reinforce each other.

The original proposal submitted at the pre-application conference was to add a second floor gable roof on an east-west axis running parallel to the street. Dormers were also proposed on each side of the new gable roof. Although the existing main floor exterior was to remain essentially unchanged the profile of the house as seen from the Buck Street would change completely.

The applicant explained that there is a huge attic space that could be converted to much needed living space (given the small 900+ square footage of the house) so long as dormers or other means of escape in the event of fire etc. that met building code requirements could be installed.

Staff found that the originally proposed addition would have invalidated the simple hipped roof design which one of the main reasons that this house was included as a protected West Linn Landmark structure. The attractive peak would be lost with the new east west second floor gable roof and second floor dormer on the front elevation. Staff stated that they could support an addition in the rear that was substantially invisible from Buck Street but could not support the original design.

The applicant took this advice to heart and submitted an application that reveals virtually no change to the front or Buck Street elevation. The hipped roof design is protected. All the additional living space is at the rear of the house and is tapered so that views from the sides of the house do not reveal much of the change.

## **MAJOR ISSUES**

The original issue of loss of hipped roof profile has been addressed.

## **PUBLIC COMMENTS**

Since public notice was initiated, staff has received no comments from the public.

## **RECOMMENDATION**

Based upon the staff's findings attached, and the applicant's findings, hereby adopted as Exhibit A, staff recommends that the Historic Review Board approve the proposed house remodel as proposed and shown in Exhibit A with the following conditions of approval.

### **PROPOSED CONDITIONS OF APPROVAL:**

1. Light fixtures on the addition shall not create off-site glare.
2. The addition shall be painted an approved color and the window trim shall be painted a contrasting color after Planning Director approval.
3. Window trim at 4.5 to 5 inches.  
Windows will be wood or wood clad.
4. All siding will be horizontal and eight inches wide at least.
5. The new garage must be less than 500 square feet in size and less than 15 feet tall to ridgeline in order to have the 3 foot rear and side setbacks.

## **APPROVAL CRITERIA AND STAFF FINDINGS**

**26.060**

### **ALTERATION AND DEVELOPMENT CRITERIA**

- A. **Purpose.** *It is the intent of this Section to provide for the appropriate level of review for proposed alterations and development within Historic Districts, or those affecting Historic Landmarks, and to provide criteria insuring effective and efficient review of proposed alterations and development.*
- B. **Minor alterations and maintenance.** *The Planning Director shall determine the status of a proposed alteration. Minor alterations shall be reviewed and approved by the Planning Director who may consult with the Historic Review Board, or any member thereof, in applying the provisions of this Section. An alteration shall be considered "minor" when the result of the proposed action is to maintain or restore portions of the exterior to the original historic appearance while performing normal maintenance and repairs, such as:*
1. *Replacement of gutters and downspouts, or the addition of gutters and downspouts, using materials that match those that were typically used on similar style buildings.*
  2. *Repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation.*
  3. *Replacement of building material, when required due to deterioration of material, with building material that matches the original material*
  4. *Repair and/or replacement of roof materials with the same kind of roof materials existing, or with materials which are in character with those of the original roof.*
  5. *Application of storm windows made with wood, bronze or flat finished anodized aluminum, or baked enamel frames which complement or match the color detail and proportions of the building.*

6. *Replacement of wood sashes with new wood sashes, or the addition of wood sashes, when such is consistent with the original historic appearance.*
7. *Additions of solar equipment which, when removed, do not destroy essential elements of the building's character-defined features may be allowed if such equipment is not visible from the public right-of-way.*

C. **Alterations and relocations.** *The Historic Review Board shall review all proposed relocations and all alterations which exceed a "minor" status under Section 26.060(B), above. A request for a relocation or alteration permit under this provision shall be made on the appropriate application form provided by the Department of Planning and Development. Review and approval of an application shall be based on findings of adherence to the following criteria:*

1. **Retention of original construction:** *Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.*
2. **Time period consistency:** *Structures shall be recognized as products of their own time. Alterations which have no historical basis or which seek to create an earlier appearance shall be avoided.*
3. **Visual integrity/style:** *Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored as far as is practicable.*
4. **Replacement or addition materials:** *Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary or an addition is proposed, new materials should match those of the original structure to the extent possible in composition, design, color, texture, and other visual qualities.*

5. Building height: Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a structure's permanent elevation when constructing a foundation shall be avoided, except as required by Building Code or flood plain overlay zone.
6. Horizontal additions: The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary construction for alterations and additions are acceptable if the design respects the building's original design and is compatible with the original scale, materials, window and door opening proportions of the structure.
7. Windows: Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.
8. Restoration possible: Except where Building Code precludes it, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure could be restored.
9. Signs, lighting: Signs, lighting, and other appurtenances, such as walls, fences, awnings, and landscaping, shall be visually compatible with the scale and traditional architectural character of the historic building.

STAFF FINDING NO. 1

Retention of original construction and maintaining the visual integrity of the house are key criterion for approval. This house's signature attribute is the modest hipped roof design. By preserving the house as seen from Buck Street the house's qualities are

preserved and the house can also work with other similarly designed hipped roof homes to strengthen future historic district status for Buck Street. The spandrel and other features are the front elevation are untouched in the redesign allow for clear and easy appreciation of period craftsmanship.

Staff notes that a new chimney is proposed on the east side of the original section of the house. Staff finds that the chimney is a discrete element and does not detract from the roof or house form.

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D. New Construction. *This Historic Review Board shall review all building permits for proposed structures on a landmark site or within a Historic District. Review and approval of an application shall be based on the following criteria:*

1. *For new single-family construction (including added square footage) in the Willamette Historic District, the Historic Review Board shall use the following design standards in reaching a decision:*

a. SITING:

Front yard: *A distance, measured to the dominant vertical face of the building, equal to the average of the front setbacks of adjacent "primary" or "secondary" structures. Where there are no adjacent primary or secondary structures, the setback shall be 15 feet.*

Side yard: *Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Historic Review Board may reduce one of the side yards to a minimum of three feet to center a new structure between existing buildings, provided no spaces between buildings are reduced below eight feet.*

Rear yard: *The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the side or rear property lines.*

## STAFF FINDING NO. 2

All set backs will be met with five feet on the east side and 36 feet in the rear. Front setbacks will be unchanged.

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### *b. PARKING STANDARDS:*

*Garages: Garages shall be accessed from the alleys or "streets." No garage door may face or access onto an "avenue" except where no alley access is available.*

*Parking: No residential lot shall be converted solely to parking use. No rear yard area shall be converted solely to parking use. At least one paved parking space, which may be covered, shall be provided on-site.*

## STAFF FINDING NO.3

A proposed new garage at the rear of the property will be three feet from side and rear property lines but must stay under 500 square feet in size and under 15 feet in height to peak of roof.

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- c. BUILDING HEIGHT STANDARDS: No building shall exceed the height of any primary structure in the district. No building shall exceed 2-1/2 stories. Cupolas and towers are excluded from the aforementioned height limitation; however, no such structure may exceed the height of any existing cupola or tower in the district.*
- d. BUILDING SHAPES AND SIZES STANDARDS: No building shall exceed 35 feet in overall width. End-wall (street facing) gables should not exceed 28 feet in overall*

*width. Buildings should avoid a horizontal orientation in their roof and window designs, unless the design can be shown to respond to nearby primary structures.*

e. ROOF PITCH STANDARDS: *Roofs shall have a pitch of at least 6/12. A pitch of 8/12 to 12/12 is recommended.*

f. ARCHITECTURAL DETAILS:

Entryway standards: *Buildings shall have a permanently protected entry. (Awnings are not permanent protection.)*

*All main entrances should face the avenues. Flush (flat) doors are prohibited. Doors with windowed areas are recommended.*

Window standards: *Wood sash windows are preferred.*

*"Mill aluminum" (shiny) windows are prohibited.*

*Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least 4-1/2 inches minimum width.*

Siding and exterior finish standards: *Horizontal wood siding shall be the primary exterior finish. Shingles should only be used in conjunction with horizontal wood siding.*

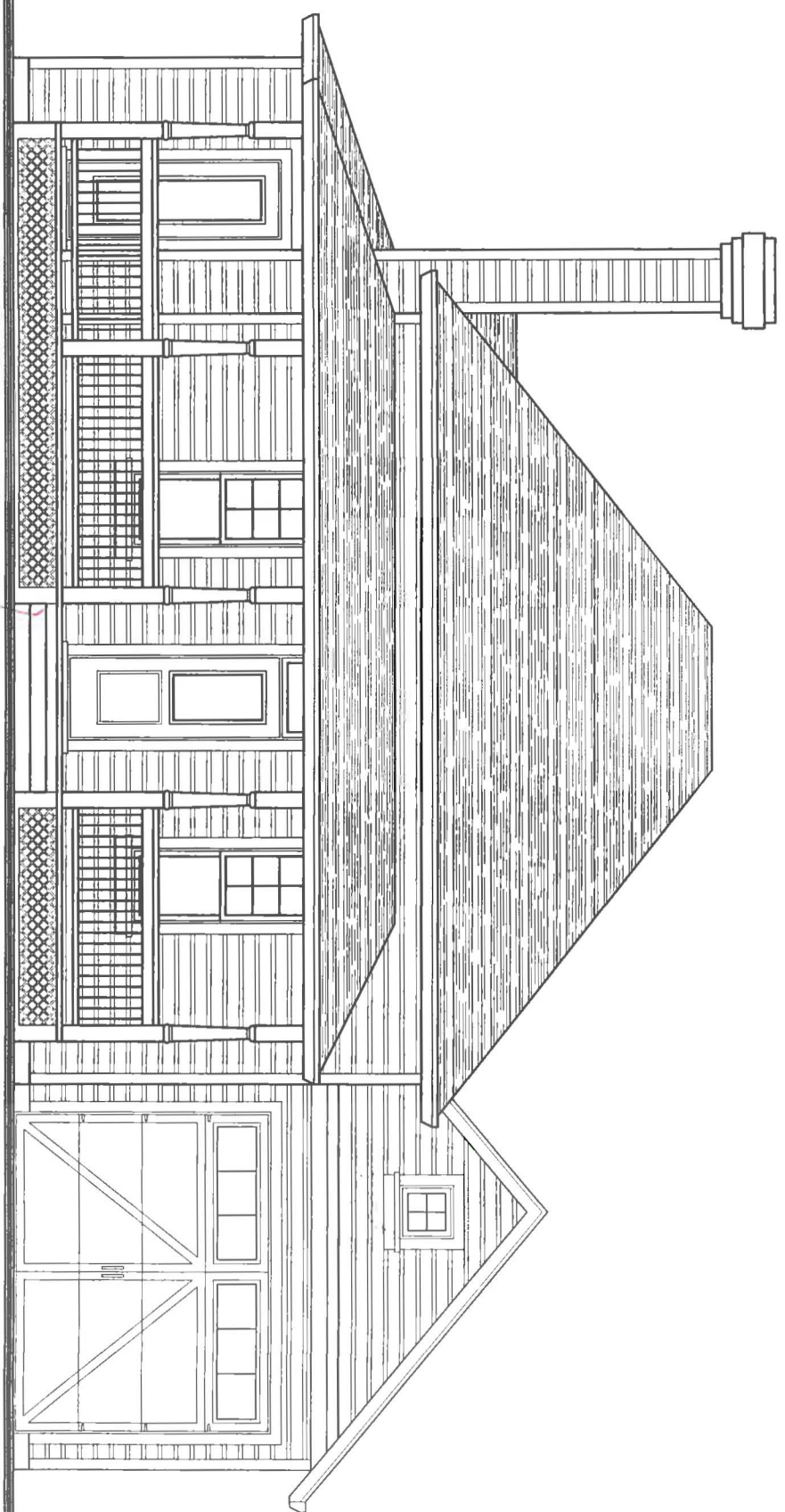
*Single color exteriors are discouraged. Painted exteriors rather than stained are recommended.*

#### STAFF FINDING NO. 4

As stated earlier the height and shape of the house will be maintained and respected as it is seen from Buck Street. Tucking the second floor addition behind the existing house also downplays or minimizes the visual impact from an oblique/side view. All siding will be horizontal and eight inch wide at least. Windows will be wood or wood clad.

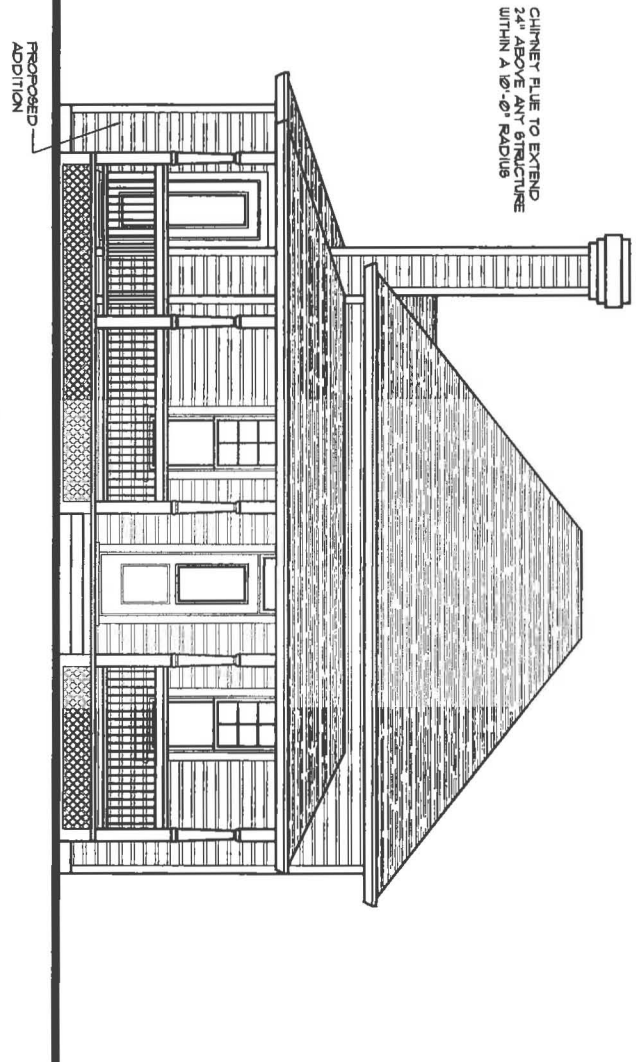
1562 BUCK STREET

FRONT ELEVATION w/ GARAGE



A-2

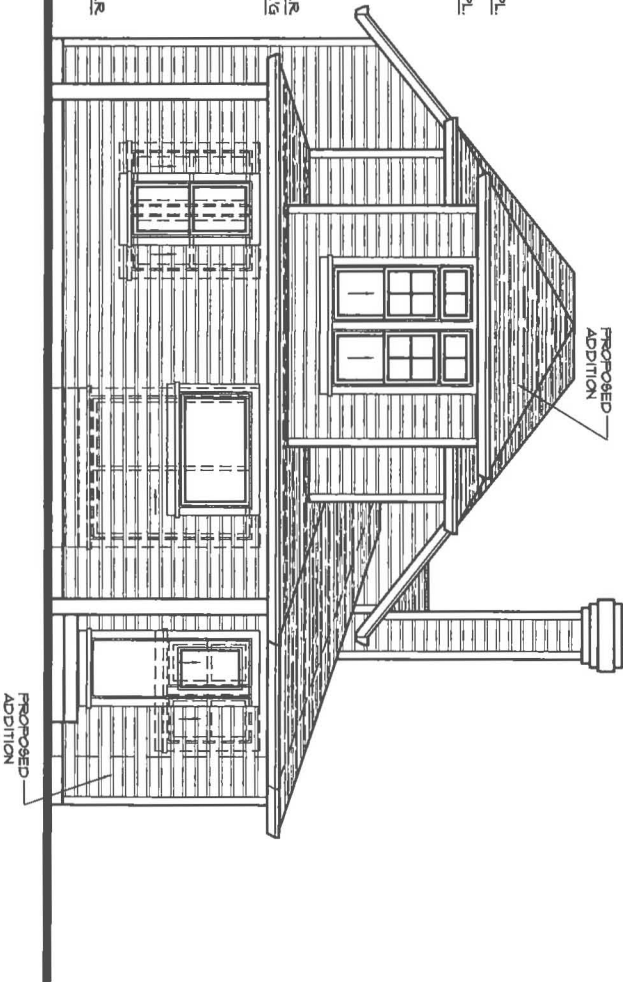
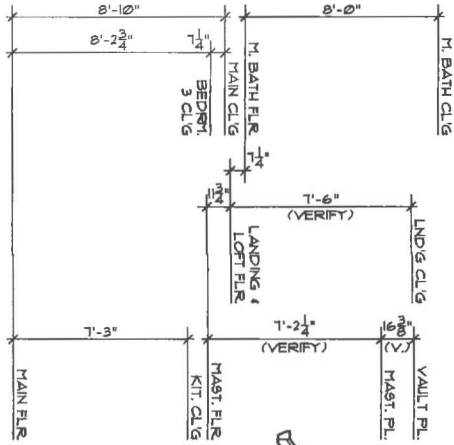
A-3



FRONT ELEVATION

SCALE:

1/4" = 1'-0"

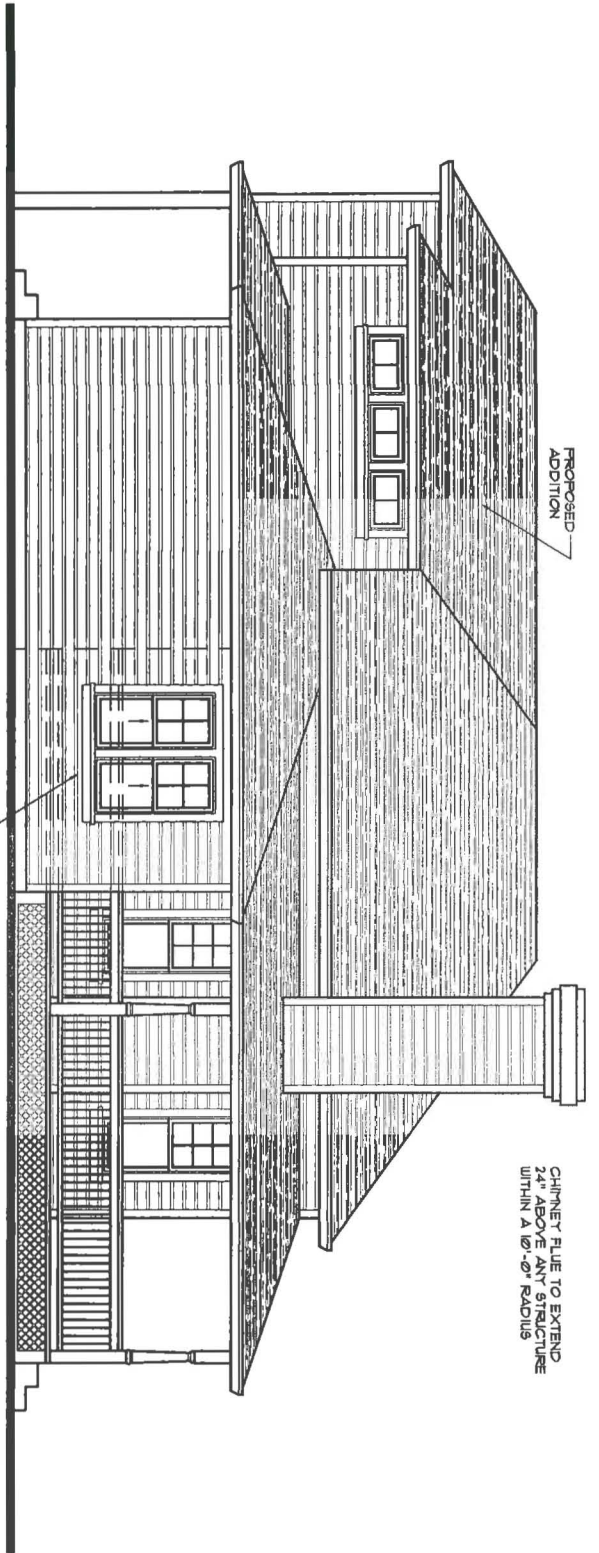


REAR ELEVATION

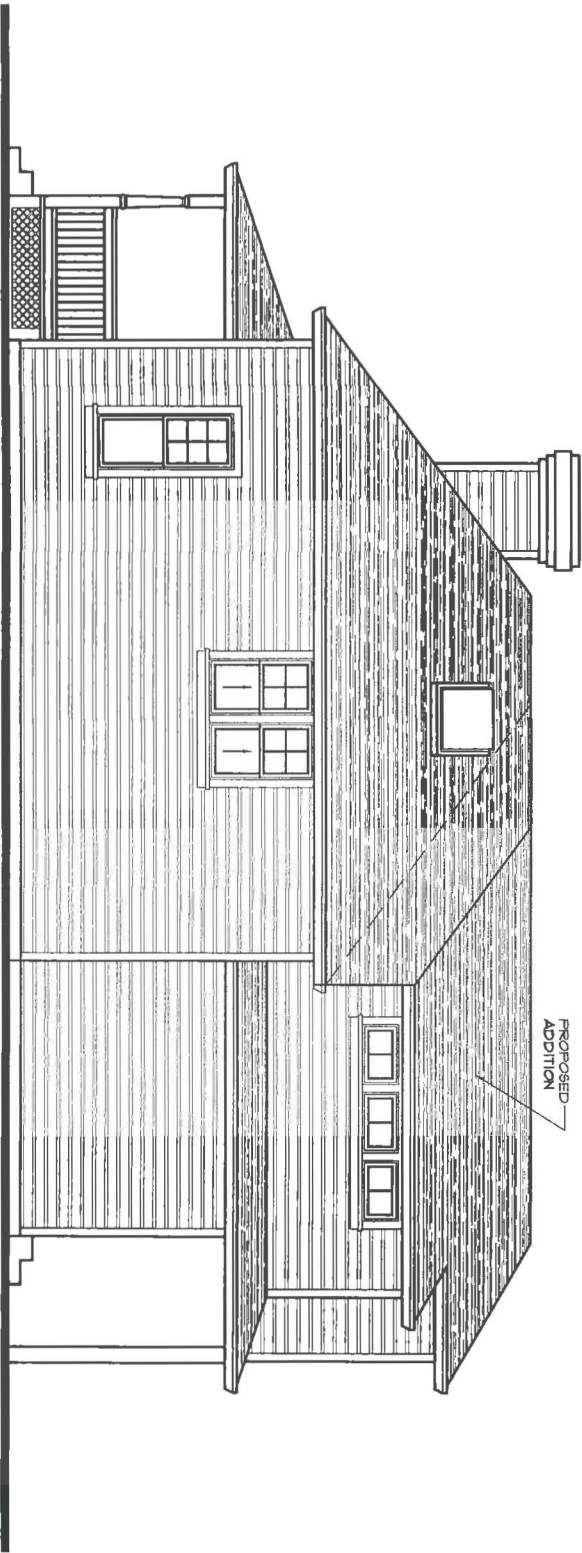
SCALE:

1/4" = 1'-0"

A-4

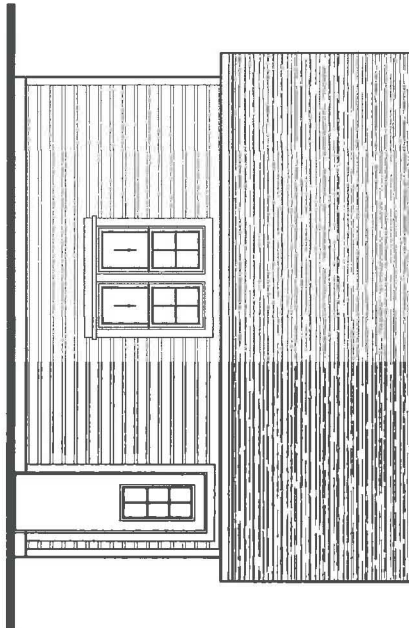


LEFT ELEVATION

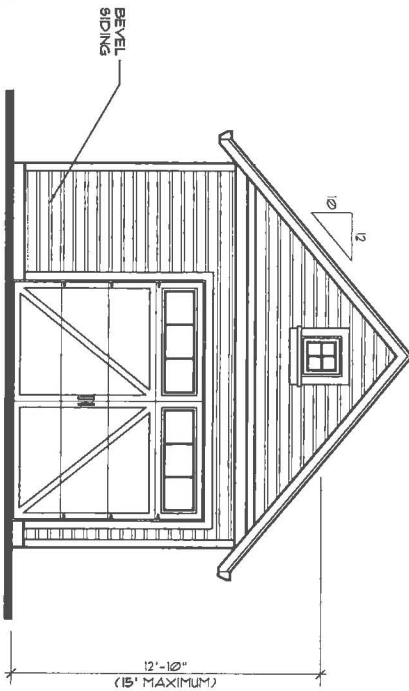


RIGHT ELEVATION

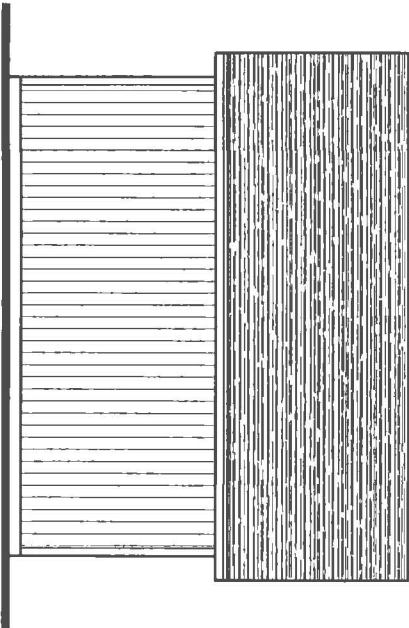
A-5



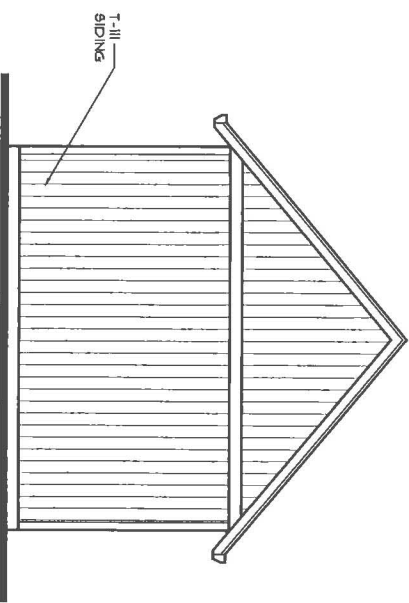
GARAGE  
LEFT ELEVATION



GARAGE  
FRONT ELEVATION



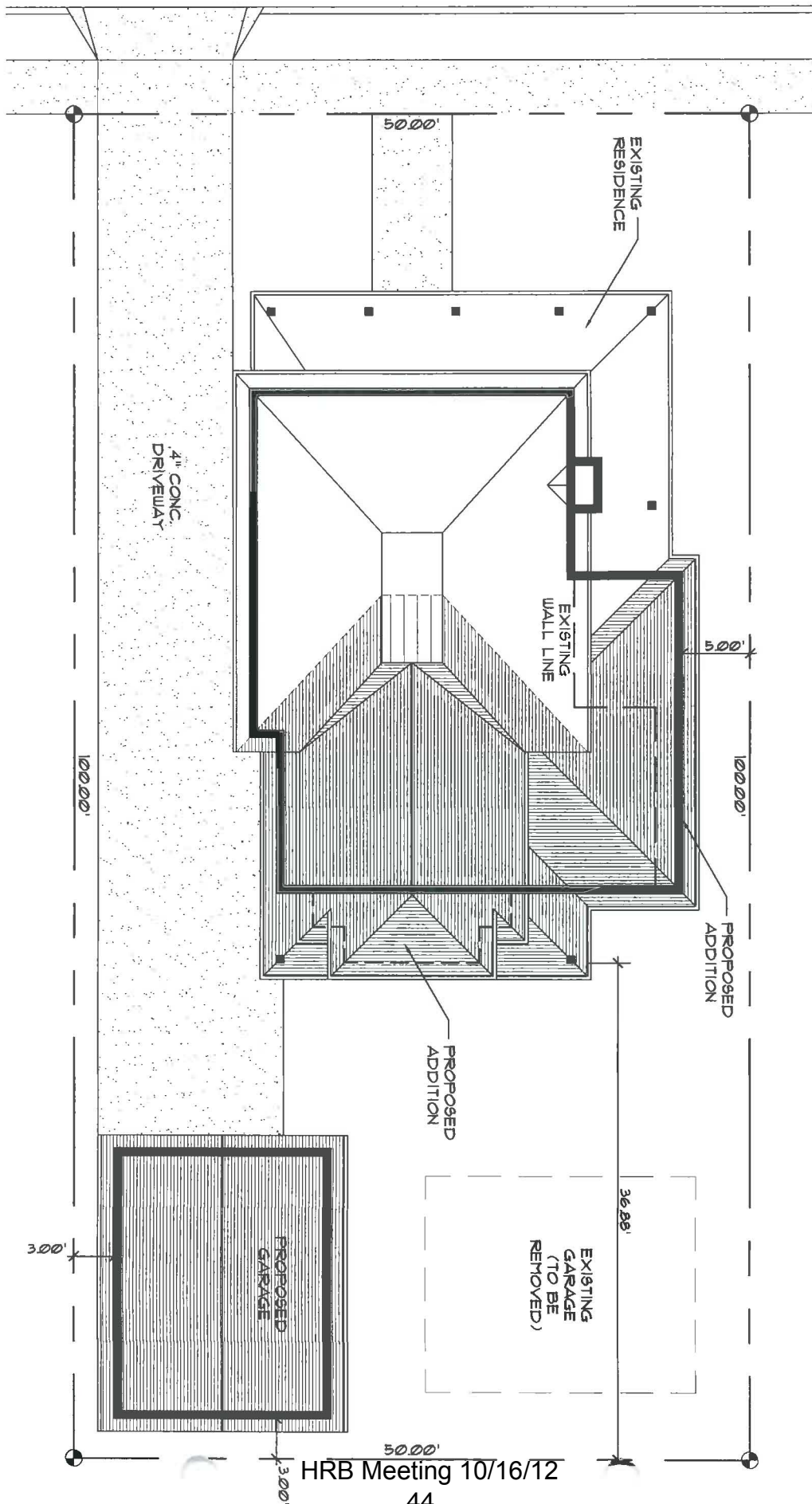
GARAGE  
RIGHT ELEVATION



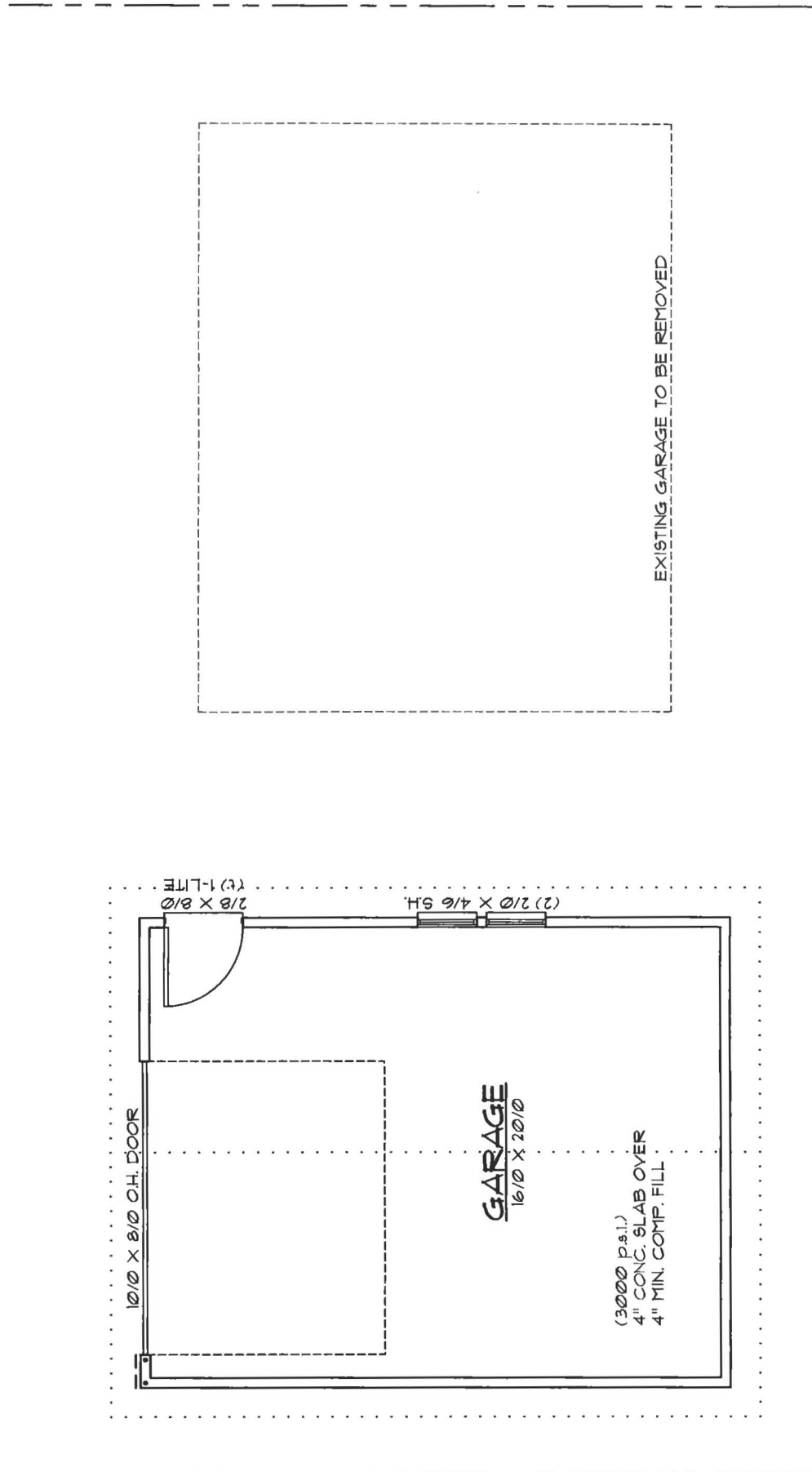
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REAR ELEVATION

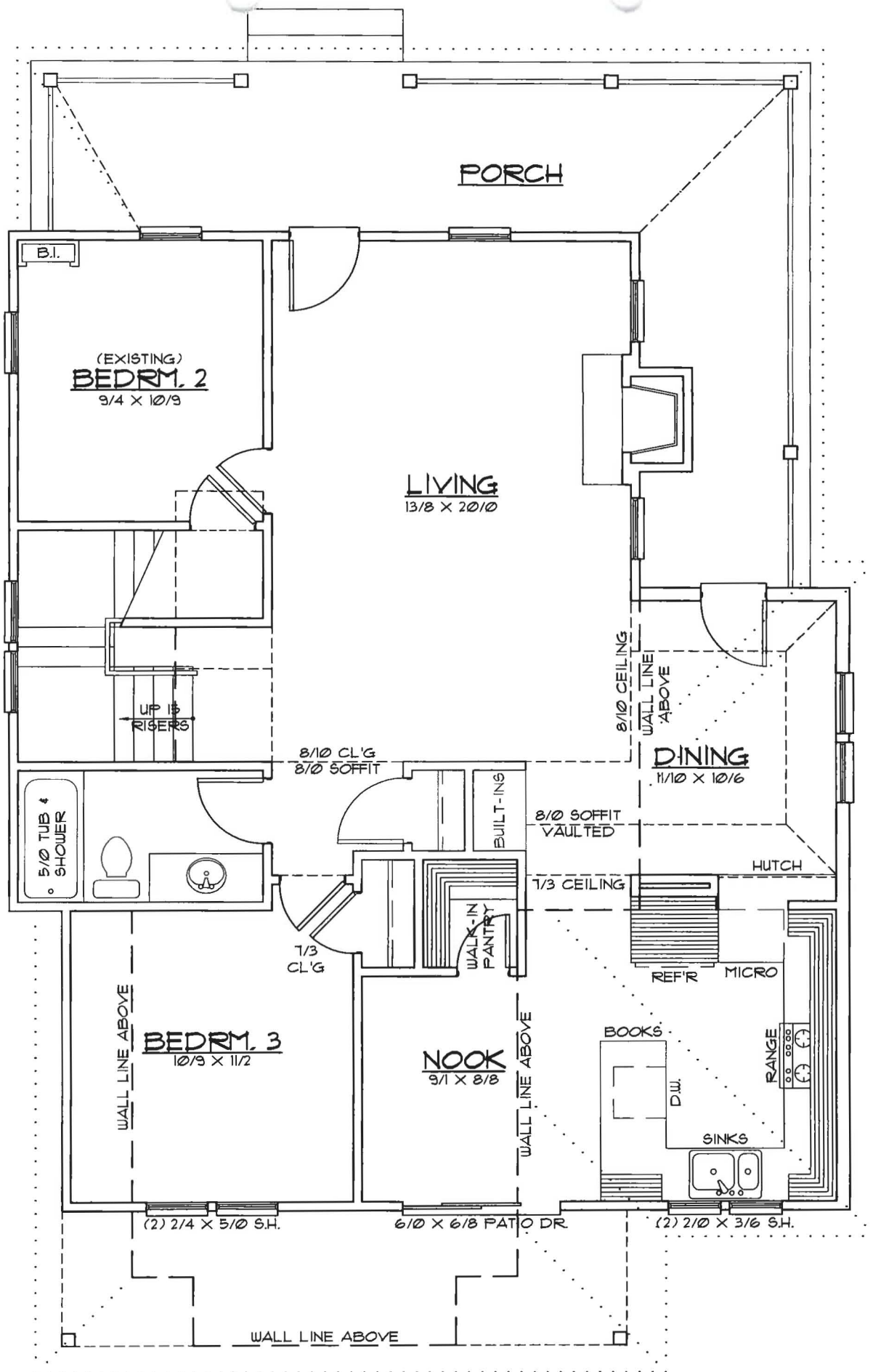
9-A

BUCK STREET



HRB Meeting 10/16/12





(FINAL)  
**MAIN FLOOR PLAN**

RB Meeting 10/16/12

A-20

## **Historic Review Board**

Scott Streitberger  
1562 Buck Street  
West Linn, OR 97068

### APPEALS OF HISTORIC REVIEW BOARD:

#### PART: C

#### Alterations and relocations

1. Retention of original construction: All of the changes will only be on the rear of the home excluding one wall that is under the existing roof line. All of the roof pitches and siding will remain the same as the original home.
2. Time period consistency: We are going to keep with the 1904 time period of the house for all of the alterations.
3. Visual integrity/style: We are going to keep with the original style of the home.
4. Replacement or addition materials: All replacement materials will be historically correct for this style of home.
5. Building Height: The addition will not exceed the existing building height.
6. Horizontal additions: The design will respect the buildings original design and use of the same style siding.
7. Windows: We will match existing windows.
8. Restoration possible: The original layout of this home was 2 bedrooms and 1 common space. Since there has already been an addition added on the rear of the home since the original construction, someone would have to remove that addition as well. Which would mean that there would be no kitchen or bathroom in the home. We are replacing one of the bedrooms on the main floor with a staircase and a bathroom. So if someone wanted to return the home back to the 3 room format, it would be possible, but probably unlikely.
9. Signs, lighting: There will be no signs and lighting will be compatible to the style and character of the home.

